

EXHIBIT 11 ARCHITECTURAL THEME

DESIGN GUIDELINES

The development shall be designed with a Coastal Mediterranean architectural theme. The intent is not to select a historically specific or rigid architectural style for the project, but to use it as the design guidelines to help shape the character of the area and reflect its setting within the City.

Back Bay Landing will be designed and constructed to evoke the experience of a seaside village, with compatible architecture and community character to existing waterfront portions of Newport's Mariner's Mile, Lido and Newport Peninsulas.

The design includes a coastal public view tower that will serve as a central focal point for the public waterfront plaza adjacent to the bayfront and will reinforce the seaside village community character.



East Coast Highway and Bayside Drive



Coastal Public View Tower



Public Bayfront Promenade

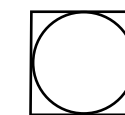


Visitor-Serving Commercial



View from Bridge along East Coast Highway

ARCHITECTURAL THEME



12-21-2012

BACK BAY LANDING

NEWPORT BEACH, CALIFORNIA